



Planning and Transportation
301 W. Chestnut
Rogers, Arkansas 72756
479-621-1186
(FAX) 479-986-6896
www.rogersar.gov

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street, May 3, 2016 at 4:30 p.m. on the application James M. Tinnin for a Conditional Use Permit to allow a distillery 3602 W. Walnut in the C-2 (Highway Commercial) zoning district and more particularly described as follows:

LEGAL DESCRIPTION:

A PART OF TRACT 2-IC AS RECORDED IN THE CIRCUIT CLERKS OFFICE OF BENTON COUNTY, ARKANSAS, AT PLAT RECORD BOOK 2007 AT PAGE 236, IN THE CITY OF ROGERS, AND BEING A PART OF THE NW 1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NW 1/4, SW 1/4 THENCE S00°21'40"W 535.00 FEET; THENCE N89°30'15"W 600.00 FEET TO THE POINT OF BEGINNING, THENCE N89°30'15"W 224.34 FEET; THENCE N01°25'06" E 207.03 FEET; THENCE S89°30'15"E 30.58 FEET; THENCE NORTH 97.60 FEET; THENCE S89°30'13" E 170.49 FEET; THENCE N00°29'47"E 25.00 FEET; THENCE S89°30'13"E 20.00 FEET; THENCE S00°21'40"W 329.60 FEET TO THE POINT OF BEGINNING, CONTAINING 1.49 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD. BEING THE SAME PROPERTY DESIGNATED AS TRACT B OF THE LOT SPLIT PLAT FOR TBM PROPERTIES, LLC, FILED FOR RECORD IN PLAT BOOK 2012 AT PAGE 266, RECORDS OF BENTON COUNTY, ARKANSAS.

LAYMAN'S DESCRIPTION:

3602 W. Walnut

Jim White, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY, 4-18-16

BILL THE CITY OF ROGERS

PL201600149

CONDITIONAL USE PERMIT APPLICATION

NUMBER 16-10

APPLICANT NAME: James M Tinnin

ADDRESS: P.O. Box 10363, Fayetteville, AR 72703

EMAIL: contact@foxtraildistillery.com

PHONE: 479-586-1437

PROPERTY OWNED BY: Tinnin, James M, Jr.

ADDRESS: 1831 Green Acres Rd

PHONE: 479-586-1437

GENERAL LOCATION OF PROPERTY: 3602 W Walnut St

PRESENT USE: Vacant

ZONED: C-2

CONDITIONAL USE TO ALLOW: Distillery

PARKING SPACES AVAILABLE: 45 Proposed HOURS OF OPERATION: 8:00 a.m. - 5:00 p.m.


APPLICANT SIGNATURE

TO BE INCLUDED WITH APPLICATION:

- LEGAL DESCRIPTION OF PROPERTY
- LETTER FROM APPLICANT
- APPLICANT CERTIFICATION
- COPY OF ANY PROTECTIVE COVENANTS

IF APPLYING TO OPEN A DAY CARE, COMPLETE THE FOLLOWING:

NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME _____

PLANNING AUTHORITY PROVIDES:

PUBLIC HEARING DATE: 5-3-16 DATE FILED 4-14-16 APPLICATION FEE: \$100 ^{OK} 12900

PLANNING COMMISSION ACTION _____ DATE _____ PERMIT EXPIRES _____

OTHER INFORMATION: _____

02-00899-007



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

April 14, 2016

City of Rogers Planning Commision,

This letter is to request a Conditional Use Permit for Fox Trail Distillery to allow the construction of a Distillery building in the C-2 Zoning District.

Fox Trail Distillery is a proposed 16,210 sq. ft. Distillery on Benton County Parcels 02-00899-007, within the city limits of Rogers, Arkansas.

As this is a commercial development, there is an expected increase in traffic during business hours of 8:00 a.m. -5:00 p.m.

With the Large Scale Development, there will be a total of 45 parking spaces provided.

The only proposed signs with this development will be building-mounted.

There will be no flammable or hazardous materials present on-site.

No additional noise will be generated from this operation other than normal operation of automotive vehicular traffic.

There will be cutoff lighting installed in the parking lot and wall-pack security lighting on the building.

We cannot think of any other pertinent information that would be relevant to this permit.

Thank you for your consideration of this permit.

Sincerely

Bates & Associates, Inc.

Geoffrey H. Bates, P.E.

CERTIFICATION

I hereby certify that I have made a thorough search of all pertinent sources, to include my deed, abstract and the Benton County Clerk's office and have found no covenants or any evidence that covenants exist for the property identified in my application for a Conditional Use Permit. Or that if covenants do exist there is no covenant specified therein prohibiting the use I have requested.

I also state that to the best of my knowledge all property owners within 300 feet of my property have been notified by certified mail of the upcoming public hearing for my conditional use request.

Dated this the 14th day of April, 2016.



Signed

James M. Tinnin

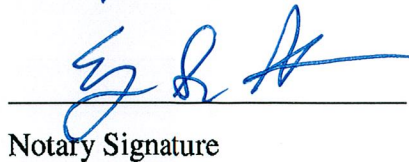
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

EMBRY ROBERTS
NOTARY PUBLIC
WASHINGTON COUNTY - ARKANSAS
COMMISSION NO. 12358206
EXPIRES: JANUARY 1, 2017

Subscribed and sworn before me this the 14th day of April, 2016.



Notary Signature

Embry Roberts

Notary Name Printed

1/1/17

Commission Expires

